



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT MINUTES

DECEMBER 11, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

ATTENDANCE

Members present: Mahan

Staff present: Hernandez and Plummer

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 520 PLAZA RUBIO

Assessor's Parcel Number: 025-281-003

Zone: RS-15

Application Number: PLN2019-00420

Applicant: Peter & Molly Sorenson, Owners

(The Post-World War II, Spanish Colonial Revival style residence, designed by R. B. Nelson is a designated Structure of Merit. Proposal for minor improvements to the front façade of the residence, consisting of removing the existing double-hung bedroom window and grill facing Plaza Rubio Street and replacing with recessed French Doors and a wrought iron Juliet balcony. Improvements include revising the gable vent from circular louvered metal to a cruciform pattern of square stucco, and installing a recessed light fixture above the French Doors.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required. Project was last reviewed on November 27, 2019.

Project Design Approval and Final Approval with the following findings:

1. As required for Structures of Merit in section 22.22.090 of the Municipal Code, the exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource.
2. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
 - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
 - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
 - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
 - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
 - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

REVIEW AFTER FINAL APPROVAL**B. 651 PASEO NUEVO**

Assessor's Parcel Number: 037-400-002
Zone: C-G
Application Number: PLN2016-00464
Owner: I & G Direct Real Estate 3, LP
Applicant: Kristen Weidemann, CSM

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

Review After Final is requested for revisions to the Paseo Nuevo North Entry columns located off Canon Perdido Street, involving removing the two side columns, encasing the center column, and building the arches to span in a way that matches nearby conditions at Paseo 1. Revision includes a new raised planter added in the location of one of the removed columns. Project was last reviewed on October 30, 2019.

Approval of Review After Final as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 605 N MILPAS ST**

Assessor's Parcel Number: 031-181-011
Zone: C-G
Application Number: PLN2019-00471
Owner: Milpas Property, LLC
Applicant: Brian Launder, Sherry & Associates

(The Mission Revival style building, constructed in 1937 by architects Soule and Murphy is a designated Structure of Merit. Proposal for exterior improvements to the historic commercial building, including re-introducing a portion of the original plaster detailing at the front façade above the storefront, installing an Americans with Disabilities Act (ADA) compliant entry door and push button, and new storefront windows. Project includes site accessibility upgrades including re-configuring, re-surfacing and re-striping the existing parking lot, installing bike parking, a trash enclosure, and new ADA signage. An Alternative Landscape Design Waiver is requested for the as-built parking lot configuration and a Screening Waiver to allow for partial screening of waste and recycling receptacles.)

Project Design Approval and Final Approval are requested. Project requires an Alternative Landscape Design Waiver for the as-built parking lot configuration, and a Screening Waiver to allow for partial screening of waste and recycling receptacles. Structure of Merit findings are required.

Continue two weeks with comments:

1. Provide in-color perspectives of the front elevation, and study contrasting colors to break up the building.
2. The Consent Reviewer would be supportive of the applicant studying alternative solutions to the requirement for bicycle parking, including pursuing a waiver.